

03-068B

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, Ms 38671
601-393-4450

BK 0453 PG 0035

STATE MS.-DESOTO CO. *BC*
FILED *OC*

SEP 15 4 00 PM '03

WARRANTY DEED

J & B INVESTMENTS, LLC, A
MISSISSIPPI LIMITED LIABILITY COMPANY

BK 453 PG 35
W.E. DAVIS CH. CLK.

GRANTOR(S)

TO

R & W DEVELOPERS, LLC, A
MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J & B INVESTMENTS, LLC, a Mississippi limited liability company, do hereby sell, convey and warrant unto R & W DEVELOPERS, LLC, a Mississippi limited liability company, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

DESCRIPTION OF A 33.48, MORE OR LESS, ACRE TRACT OF LAND BEING KNOWN AS SECTION "E", DEERCHASE SUBDIVISION BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 3,882.90 FEET AND SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2,383.22 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH 02 DEGREES 55 MINUTES 52 SECONDS EAST 66.50 FEET TO A POINT; THENCE SOUTH 87 DEGREES 04 MINUTES 08 SECONDS WEST 107.10 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA OF 90 DEGREES 00 MINUTES 00 SECONDS AND A TANGENT OF 25.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 55 MINUTES 52 SECONDS EAST 4.01 FEET TO A POINT; THENCE SOUTH 85 DEGREES 04 MINUTES 33 SECONDS WEST 50.03 FEET TO A POINT; THENCE NORTH 02 DEGREES 55 MINUTES 52 SECONDS WEST 12.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA OF 90 DEGREES 00 MINUTES 00 SECONDS AND A TANGENT OF 25.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 04 MINUTES 08 SECONDS WEST 104.24 FEET TO A POINT; THENCE SOUTH 02 DEGREES 33 MINUTES 47 SECONDS EAST 445.56 FEET TO A POINT; THENCE SOUTH 87 DEGREES 23 MINUTES 45 SECONDS WEST 983.47 FEET TO A POINT; THENCE NORTH 69 DEGREES 46 MINUTES 22 SECONDS WEST 760.12 FEET TO A POINT; THENCE NORTH 14 DEGREES 52 MINUTES 23 SECONDS EAST 693.35 FEET TO A POINT; THENCE NORTH 86 DEGREES 49 MINUTES 42 SECONDS EAST 1,101.92 FEET TO A POINT; THENCE NORTH 87 DEGREES 01 MINUTES 42 SECONDS EAST 346.81 FEET TO A POINT; THENCE SOUTH 02 DEGREES 55 MINUTES 52 SECONDS EAST 464.01 FEET TO A POINT; THENCE NORTH 87 DEGREES 04 MINUTES 08 SECONDS EAST 335.80 FEET TO THE POINT OF BEGINNING CONTAINING 33.48, MORE OR LESS, ACRES (1,458,518, MORE OR LESS, SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, RULES AND REGULATIONS, SUBDIVISION COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the year 2003 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS my signature this 11th day of September, 2003.

J & B INVESTMENTS, LLC

BY: Robert Williams Manager

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 11th day of September, 2003, within my jurisdiction, the within named Robert Williams, who acknowledged that he is the Manager of J & B Investments, LLC, a Mississippi limited liability company and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Barbara J Crenshaw

Notary Public

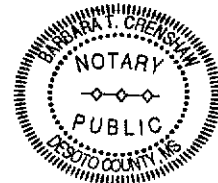
My commission expires:

Grantors' Address:

8727 Northwest Dr.
Southaven MS 38671
(B) 662-393-4250

Grantees' Address:

8727 Northwest Dr.
Southaven MS 38671
(B) 662-393-4250



MY COMMISSION EXPIRES:
November 28, 2004